# CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- November 15, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

## PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang Zurich Esposito Sylvia Garcia Sam Toia

**Timothy Knudsen** 

Prior to the meeting, Chairman Parang designated alternate Board member Timothy Knudsen to fill the position of regular Board member Jolene Saul.

Acting Chairman Garcia called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Garcia, Esposito, and Knudsen). Toia arrived at 9:30 AM. Chairman Parang arrived at 9:45 AM.

Motion to approve the minutes from the October 18, 2019 regular meeting made by Garcia. Second by Esposito. Motion carried 3-0; yeas – Garcia, Esposito, Knudsen.

Motion to approve the November 15, 2019 agenda made by Garcia. Second by Esposito. Motion carried 3-0; yeas – Garcia, Esposito, and Knudsen.

#### 9:00 A.M.

550-19-Z ZONING DISTRICT: RS-2 WARD: 36

**APPLICANT:** Anne Dunne **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3044 N. Rutherford Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20' to 10', rear setback from 25.04' to zero, north side setback from 6' to zero (south to be 18.11'), combined side setback

to be 18.11' for a north side privacy fence at 8' in height.

Motion to approve made by Chairman. Second by Toia.

Motion denied 0-5; yeas – none; nays - Chairman, Esposito,

Garcia, Knudsen, and Toia.

551-19-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Completely Styled

OWNER: 11070 S. Western, LLC

PREMISES AFFECTED: 2406 W. 111th Street

**SUBJECT:** Application for a special use to establish a hair salon.

Continued to December 20, 2019 at 9:00 a.m.

552-19-S ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** Nereida Aparicio **OWNER:** Arturo Cortez

PREMISES AFFECTED: 1750 W. 18th Street

**SUBJECT:** Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

553-19-S ZONING DISTRICT: B1-1 WARD: 9

**APPLICANT:** Kiana Frederick dba Pretty Flawless Hair

**OWNER:** David Stewart **PREMISES AFFECTED:** 211 W. 119th Street

**SUBJECT:** Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

554-19-S ZONING DISTRICT: B3-3 WARD: 20

**APPLICANT:** Marcial Rosas

**OWNER:** Zeng & Mo Property, LLC

PREMISES AFFECTED: 1539 W. 47th Street

**SUBJECT:** Application for a special use to establish a barbershop.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Garcia, Esposito, Knudsen, and

Toia (Chairman absent).

555-19-Z ZONING DISTRICT: RT-3.5 WARD: 11

**APPLICANT:** Mario Razo

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3637-39 S. Parnell Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.97' to 1.8', (south to be 2.4') combined side setback from 4.8' to 2.8' to allow the subdivision of an existing zoning lot into two zoning lots. The existing two-story, two dwelling unit

building shall remain.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

556-19-Z ZONING DISTRICT: RT-3.5 WARD: 11

APPLICANT: Mario Razo

OWNER: Same as applicant

**PREMISES AFFECTED:** 3637 S. Parnell Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.97' to 11.83' for a proposed two-story, single family

residence with two parking stalls.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

557-19-Z ZONING DISTRICT: RS-3 WARD: 22

**APPLICANT:** Jose Bahena **OWNER:** Same as applicant

PREMISES AFFECTED: 2840 S. Ridgeway Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20' to 3.10' for a proposed two story, front open porch to

serve an existing two-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

558-19-Z ZONING DISTRICT: RM-5 WARD: 37

APPLICANT: OG Management, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 738 N. Avers Avenue

**SUBJECT:** Application for a variation to reduce the number of parking spaces

from the required seven to six for the proposed conversion on an existing three-story, six dwelling unit building to a seven dwelling

unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

559-19-Z ZONING DISTRICT: RM-5 WARD: 37

**APPLICANT:** OG Management, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 742 N. Avers Avenue

**SUBJECT:** Application for a variation to reduce the required parking from four

spaces to three for the conversion of an existing three-story, three

dwelling unit building to a four dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

560-19-Z ZONING DISTRICT: RT-4 WARD: 27

**APPLICANT:** Metropole Group, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2801 W. Warren Boulevard

**SUBJECT:** Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 982.4 square feet for a proposed three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

561-19-Z ZONING DISTRICT: B3-2 WARD: 30

**APPLICANT:** Wilmot Construction **OWNER:** Same as applicant

PREMISES AFFECTED: 3204 N. Lawndale Avenue / 3702 W. Belmont Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 935.93 square feet for a proposed four-story mixed-use building with an attached

sixteen garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

562-19-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** KPLN Holdings, LLC

**OWNER:** Southport Lincoln Property Series, LLC / L W East Series, LLC

PREMISES AFFECTED: 2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, mixed use building

with an attached eleven car garage.

Continued to December 20, 2019 at 2:00 p.m.

563-19-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** KPLN Holdings, LLC

**OWNER:** Southport Lincoln Property Series, LLC / L W East Series, LLC

**PREMISES AFFECTED:** 2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the off-street parking from the

required twelve parking spaces to eleven for a proposed four-story,

mixed use building with an attached eleven car garage.

Continued to December 20, 2019 at 2:00 p.m.

564-19-Z ZONING DISTRICT: RM-5 WARD: 20

**APPLICANT:** KMW Communities, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6202 S. Greenwood Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 7.92' to 6', south setback from 7.88' to 6' (north to be zero for corner lot) and reduce the roof top stair enclosure setback from 20' to 10' for a proposed four-story, six dwelling unit building.

Continued to January 17, 2020 at 2:00 p.m.

565-19-Z ZONING DISTRICT: RM-5 WARD: 20

**APPLICANT:** KMW Communities, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 6202 S. Greenwood Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 273 square feet to zero for a proposed four-story, six

dwelling unit building.

Continued to January 17, 2020 at 2:00 p.m.

566-19-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Noah Properties, LLC

**OWNER:** John A. Newhouse

**PREMISES AFFECTED:** 2339 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 13.03' to 8.5', east setback from 2' to zero, combined side setback from 4.8' to 2', rear setback from 28' to 2' for a proposed two-story, single family residence with rear open deck and an

attached two-car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

567-19-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Noah Properties, LLC **OWNER:** John A. Newhouse

**PREMISES AFFECTED:** 2339 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to relocate the required 225 square feet

of rear yard open space to the proposed garage roof deck which will serve the proposed two-story, single family residence with rear

open deck and an attached two-car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

568-19-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2341 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12.85' to 8.5', both side yard setbacks from 2' to zero, combined side yard setback from 4.8' to zero, rear yard setback from 28' to 2' for a proposed two-story, single family residence with a rear open deck and attached two-car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

569-19-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2341 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to relocate the required rear yard open

space to the roof of the proposed attached garage which will serve the proposed single-family residence with a rear open deck and

attached two car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

570-19-S ZONING DISTRICT: B3-2 WARD: 1

**APPLICANT:** Marz Community Brewing

**OWNER:** 1965 Exchange, LLC, Boise Baum Trading Co., LLC, District 18

Two, LLC

PREMISES AFFECTED: 1950 N. Western Avenue

**SUBJECT:** Application for a special use to establish a tavern.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

571-19-S ZONING DISTRICT: M1-3 WARD: 3

**APPLICANT:** D3: Dre's Diesel Dome, LLC **OWNER:** 2635 South Wabash Realty, LLC

**PREMISES AFFECTED:** 2635 S. Wabash Avenue

**SUBJECT:** Application for a special use to establish a 4,215 square foot fitness

center (Sports and Recreation Participant) in an existing four-story

mixed-use building.

Continued to December 20, 2019 at 2:00 p.m.

572-19-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** Sustainabuild, LLC 2345

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2345 W. Monroe Street

**SUBJECT:** Application for a variation to reduce the front setback (W. Wilcox

Street) from the required 15' to 2', east side setback from 3.84' to zero (west to be zero), combined side setback from 9.6' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and detached four-

car garage in front (W. Wilcox St.).

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Carrie Vandaer and Tois

Garcia, Knudsen, and Toia.

573-19-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** Sustainabuild, LLC 2345

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2345 W. Monroe Street

**SUBJECT:** Application for a variation to reduce the required unobstructed

midway building separation for through-lots from 26' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and four-car detached

garage in front (W. Wilcox St.).

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Garcia, Knudsen, and Toia.

574-19-Z ZONING DISTRICT: RT-4 WARD: 26

**APPLICANT:** ATK Development, LLC Series 2422

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2422 W. Iowa Street

**SUBJECT:** Application for a variation to reduce the minimum lot area from

3,000 square feet to 2,990.88 for a proposed three-story, three dwelling unit building with rear open porch, rooftop stairway

enclosure and three-car parking car port.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and

Knudsen (Toia absent).

575-19-S ZONING DISTRICT: B3-1 WARD: 34

**APPLICANT:** Sirrah Food Industries

**OWNER:** Evangeline and Paul Mophos

**PREMISES AFFECTED:** 10258 S. Halsted Street

**SUBJECT:** Application for a special use to establish a two-lane drive through

facility to serve a proposed restaurant in an existing one-story

building to be converted from a financial service use.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

576-19-Z ZONING DISTRICT: B2-5 WARD: 46

**APPLICANT:** Lawrence 1101, LLC & Fulton West Loop Lawrence, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4738-50 N. Winthrop Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.42' to zero, rear setback from 30' to 10' on floors containing dwelling units for a proposed four-story, eighty-four total (mix of efficiency and dwelling units) with thirty-seven onsite parking spaces, roof top stair and elevator enclosure with residential roof deck which shall be located within a transit served

location.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas –Esposito, Garcia, Knudsen,

and Toia (Chairman recused).

577-19-S ZONING DISTRICT: B3-1 WARD: 26

**APPLICANT:** Jasmine Reyes dba All Jazzed Up, LLC

**OWNER:** Eduardo DeJesus

PREMISES AFFECTED: 3822 W. North Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

578-19-S ZONING DISTRICT: B3-2 WARD: 17

**APPLICANT:** Best Chicagoland LLC, dba Urban Luxe Salon

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6848 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

579-19-S ZONING DISTRICT: DS-3 WARD: 27

**APPLICANT:** ZS Dev Peoria Green, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 123 S. Peoria Street / 128 S. Green Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed six-story, twenty-five dwelling unit

building.

Motion to approve with conditions made by Chairman. Second

by Toia. Motion carried 4-0; yeas – Chairman, Esposito,

Garcia, and Knudsen (Toia absent).

580-19-Z ZONING DISTRICT: DS-3 WARD: 27

**APPLICANT:** ZS Dev Peoria Green, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 123 S. Peoria Street / 128 S. Green Street

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to zero for a proposed six-story, twenty-five dwelling unit building.

Motion to approve with conditions made by Chairman. Second

by Toia. Motion carried 4-0; yeas – Chairman, Esposito,

Garcia, and Knudsen (Toia absent).

581-19-S ZONING DISTRICT: B3-2 WARD: 10

**APPLICANT:** Daniel Lopez Torres dba New York Hairstyle Academy Inc.

**OWNER:** Ted Marvrakis

**PREMISES AFFECTED:** 9214 S. Commercial Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia,

Knudsen, and Toia.

582-19-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Connie's Pizza, Inc.

OWNER: JLS Archer, LLC

PREMISES AFFECTED: 2272 S. Archer Ave.

**PREMISES AFFECTED:** 2373 S. Archer Avenue

**SUBJECT:** Application for a special use to establish a drive-through facility to

serve an existing one-story restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and

Knudsen (Toia recused).

583-19-S ZONING DISTRICT: B3-2 WARD: 6

**APPLICANT:** Lacore Styling & Company, LLC

**OWNER:** 211 E. 79th St., LLC **PREMISES AFFECTED:** 213 E. 79th Street

**SUBJECT:** Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

The Chairman moved to recess at 1:00 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Garcia, Knudsen, and Toia.

The Board reconvened at 2:09 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Chairman, Esposito, Garcia, Knudsen, and Toia).

# 2:00 P.M.

584-19-Z ZONING DISTRICT: RS-2 and RM-5 WARD: 41

**APPLICANT:** Delta Life Services, LLC

**OWNER:** Sisters of the Resurrection (an Illinois not-for-profit)

**PREMISES AFFECTED:** 7432 & 7500 S. Talcott Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 50' to 10.6' at the existing convent building at 7432 W. Talcott Avenue to allow the division of an existing zoning lot into two new zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school

building at 7500 W. Talcott Avenue shall remain.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

585-19-Z ZONING DISTRICT: RS-2 and RM-5 WARD: 41

**APPLICANT:** Delta Life Services, LLC

**OWNER:** Sisters of the Resurrection (an Illinois not-for profit)

PREMISES AFFECTED: 7432 & 7500 W. Talcott Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space for

the existing convent building at 7432 W. Talcott Avenue from the required 6,859.18 square feet to 970.43 square feet to permit the subdivision of one zoning lot into two zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school building at 7500 W. Talcott

Avenue shall remain.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

586-19-S ZONING DISTRICT: C1-2 WARD: 32

**APPLICANT:** 2149-51 W Belmont, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2149-51 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building

with an attached six car garage with roof deck and one-story open

deck above.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

587-19-Z **ZONING DISTRICT: C1-2 WARD: 32** 

**APPLICANT:** 2149-51 W Belmont, LLC

**OWNER:** Same as applicant

2149-51 W. Belmont Avenue PREMISES AFFECTED:

**SUBJECT:** Application for a variation to reduce the rear setback from the

> required 30' to 2' for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one-

story open deck above.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

588-19-Z **ZONING DISTRICT: C1-2 WARD: 32** 

**APPLICANT:** 2149-51 W Belmont, LLC

Same as applicant **OWNER:** 

PREMISES AFFECTED: 2149-51 W. Belmont Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per unit

from the required 1,000 square feet to 999.6 square feet for a

proposed four-story, six dwelling unit building with an attached six

car garage with roof deck and one-story open deck above. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

589-19-Z **ZONING DISTRICT: RS-3 WARD: 47** 

**APPLICANT:** Matthew Carpenter & Angela Melendez

**OWNER:** Same as applicant

3541 N. Hermitage Avenue PREMISES AFFECTED:

**SUBJECT:** Application for a variation to reduce the north side setback from

> the required 2' to zero (south to be 3.1') combined side setback from 5' to 3.1' for an existing rear one-story addition and a proposed second floor addition to the existing two-story single-

family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

**ZONING DISTRICT: RT-4 WARD: 32** 590-19-A

**APPLICANT:** Corine A. O'Hara dba Corett Builders Corp.

Same as appellant **OWNER:** 

PREMISES AFFECTED: 2855 N. Ashland Avenue

**SUBJECT:** Application for an appeal of the decision of the office of the Zoning Administrator in refusing to recognize 2855 N. Ashland as

a two dwelling unit building.

Motion to uphold the decision of the Zoning administrator made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Knudsen absent).

591-19-Z ZONING DISTRICT: C1-3 WARD: 27

**APPLICANT:** 1100-1114 W. Randolph Associates, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1100-12 W. Randolph Street

**SUBJECT:** Application for a variation to reduce the off-street parking from the

required forty-three spaces to zero for a proposed retail and office building which shall be located within 1,320 feet of a CTA rail

station.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and

Toia.

592-19-Z ZONING DISTRICT: C1-3 WARD: 27

**APPLICANT:** 1100-1114 W. Randolph Associates, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1100-12 W. Randolph Street

**SUBJECT:** Application for a variation to reduce the off-street loading zone

requirement from one to zero for a proposed three-story retail and office building which shall be located within 1,320 feet of a CTA

rail station.

Motion to approved made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen, and Toia.

593-19-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** 2738 W Cortez Condominium Association

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.4' to 2', east and west side setback from 2' each to zero, combined side setback from 5' to zero for a proposed garage roof deck with access bridge in the rear of an existing three-story, three

dwelling unit building.

Continued to December 20, 2019 at 2:00 p.m.

594-19-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** 2738 W Cortez Condominium Association

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

**SUBJECT:** Application for a variation to relocate the required 202 square feet of

rear yard open to a proposed garage roof top deck which will serve the existing three-story, three dwelling unit building with garage with access bridge to the proposed roof deck.

Continued to December 20, 2019 at 2:00 p.m.

**ZONING DISTRICT: RT-4** WARD: 1 APPLICANT: 2738 W Cortez Street Condominium Association

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

**SUBJECT:** Application for a variation to reduce the required number off-street

parking three parking spaces to two for a proposed garage roof deck

with access bridge at the rear of the existing three-story, three

dwelling unit building.

Continued to December 20, 2019 at 2:00 p.m.

**596-19-S APPLICANT:**An Abstract Grooming Company / Simeon O Haynes

**OWNER:** Bob Louis Group, LLC **PREMISES AFFECTED:** 900 S. Western Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Continued to December 20, 2019 at 2:00 p.m.

### **CONTINUANCES**

327-19-Z ZONING DISTRICT: B2-3 WARD: 1

**APPLICANT:** Tim Pomaville

**OWNER:** Ambrosia Homes of Illinois, LLC Series 39

**PREMISES AFFECTED:** 2438 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to 2'

for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and

Toia.

**376-19-S ZONING DISTRICT: B3-2 WARD: 47** 

**APPLICANT:** Kriser's Feeding Pets For Life, LLC **OWNER:** MR 3629 Western Waveland, LLC

**PREMISES AFFECTED:** 3649 N. Western Avenue

**SUBJECT:** Application for a special use to establish an animal shelter / boarding,

animal training/ day care facility.

Withdrawn

407-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1913 N. Halsted Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 39.3' to 28.58' for a proposed four-story, two dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Knudsen, and Toia; nays

- Garcia.

408-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

**APPLICANT:** 1913 N. Halsted, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

**SUBJECT:** Application for a variation to establish a new curb cut to serve a

proposed four-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Knudsen, and Toia; nays

- Garcia.

415-19-S ZONING DISTRICT: B3-1 WARD: 35

**APPLICANT:** 7-Eleven, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 4346 N. Kimball Avenue

**SUBJECT:** Application for a special use to establish a gas station.

Withdrawn

465-19-Z ZONING DISTRICT: C1-3 WARD: 32

**APPLICANT:** Gino Battaglia **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1740 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to reduce the required total off-street

parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed

use building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and

Toia.

524-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Sarah & Todd Shraiberg
OWNER: Same as applicant
PREMISES AFFECTED: 2204 N. Orchard Street

**SUBJECT:** Application for a variation to reduce the north and south side setback

from 2' to zero, combined side setback from 4.8' to zero, rear setback from 35' to zero for a proposed three-story, single family residence with an attached two-car garage with living area above and roof deck. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and

Toia.

528-19-Z ZONING DISTRICT: C1-2 WARD: 8

**APPLICANT:** Education & Entertainment, Inc.

**OWNER:** Leonas Properties, LLC

**PREMISES AFFECTED:** 9156 S. Stony Island Avenue

**SUBJECT:** Application for a variation to establish a public place of amusement

license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located within 125' of a

residential district.

Continued to December 20, 2019 at 2:00 p.m.

538-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Michael Kang
OWNER: Same as applicant
PREMISES AFFECTED: 2147 W. Thomas Street

**SUBJECT:** Application for a variation to reduce the east side setback from the

required 2.4' to zero (west to be zero), combined side setback from 2.4' to zero for a proposed one-story addition to the existing one-

story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen

(Toia absent).

539-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Michael Kang
OWNER: Same as applicant
PREMISES AFFECTED: 2147 W. Thomas Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family residence. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen

(Toia absent).

548-19-A ZONING DISTRICT: RS-1 WARD: 41

**APPLICANT:** Irony, LLC

**OWNER:** Same as appellant

PREMISES AFFECTED: 6854 W. Thorndale Avenue

**SUBJECT:** Application for an appeal of the decision of the office of the Zoning

Administrator in refusing to recognize 6854 W. Thorndale as a

buildable lot.

Motion to affirm the decision of the Zoning Administrator made

by Chairman. Second by Toia. Decision of the Zoning

Administrator affirmed 5-0; yeas – Chairman, Esposito, Garcia,

Knudsen and Toia).

#### **VOTE ONLY**

359-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Chi Partners, LLC 2711 Washtenaw Series

**OWNER:** Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from the

required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building. Motion to approve made by Chairman. Second by Toia. Motion denied 2-3. Split decision on October 18, 2019; yeas – Saul and Garcia; nays – Chairman and Knudsen; continued to this date November 15, 2019, so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); nays –

Toia..

360-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Chi Partners, LLC 2711 Washtenaw Series

**OWNER:** Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion to approve made by Chairman. Second by Toia.

Motion denied 2-3. Split decision on October 18, 2019; yeas –
Saul and Garcia; nays – Chairman and Knudsen; continued to
this date November 15, 2019, so that absent Board member
could read the transcript and vote pursuant to 65 ILCS 5/11-

13-3(e); navs - Toia..

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia. Meeting went into closed session at 5:45 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia. Meeting returned to open session at 6:30 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 420-19-S, 421-19-Z, and 464-19-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia, Knudsen, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 18, 2019, except for Board Cal No. 511-19-Z, 512-19-Z, 513-19-Z, 527-19-Z, 528-19-Z, 549-19-Z, and 341-19-Z made by Chairman.

Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

The Chairman moved to adjourn at 6:40 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

Adjournment.